



Document 2025 418

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Date 2/18/2025 Time 8:46:11AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$2,959.20

Rev Stamp# 62 DOV# 68

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$ 1,850,000.00

~ Prepared by: Timothy C. Hogan, Hogan Law Office, 1717 Ingersoll Ave, Ste 200, Des Moines, IA 50309
(515) 279-9059

Return to & Address Tax Statements: Robert Benshoof, 2761 State Hwy 92, Winterset, IA 50273

WARRANTY DEED

For the consideration of One Dollar(s) (\$1.00) and other valuable consideration, **Flyover Farms, LLC**, a Delaware limited liability company, does hereby convey to **Robert Benshoof** and **T. Alan Benshoof**, the following described real estate: **See Exhibit "A"**.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

Grantor does hereby covenant with Grantees and successors in interest, that Grantor holds the real estate by title in fee simple; that Grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and Grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

Dated February 7, 2025.

FLYOVER FARMS, LLC,
a Delaware limited liability company

By: [Signature]
Quinn Kendrick, Manager

STATE OF Iowa, COUNTY OF Madison ss:

This record was acknowledged before me on February 7th, 2025, by Quinn Kendrick, as Manager of Flyover Farms, LLC.

By: [Signature]
Notary Public

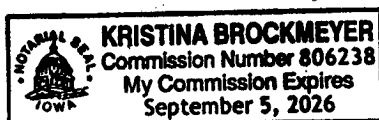


EXHIBIT "A"

All that part of the Southwest Quarter (1/4) of Section Twenty-seven (27), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, lying and being North of the highway.